

Adopted at Meeting of 10/23/75

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER, APPROVAL OF
FINAL WORKING DRAWINGS AND SPECIFICATIONS AND
LICENSE FOR EARLY ENTRY IN THE SOUTH END URBAN
RENEWAL AREA. PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R056, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Borinquen Associates has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels RD-78, RD-81, RD-84, RD-85, RD-86, RD-87, RD-88, RD-89 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Borinquen Associates be and hereby is finally designated as Redeveloper of Parcels RD-78, RD-81, RD-84, RD-86, RD-87, RD-88, RD-89 in the South End Urban Renewal Area.
2. That it is hereby determined that Borinquen Associates possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Borinquen Associates for the development of Parcels RD-78, RD-81, RD-84, RD-85, RD-86, RD-87, RD-88, RD-89 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means

and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcels RD-78, RD-81, RD-84, RD-85, RD-86, RD-87, RD-88, RD-89 to Borinquen Associates, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure." (Federal Form H-6004)

8. That the Executive Director is hereby authorized to execute a License for early entry with Borinquen Associates with regard to Parcels RD-78, RD-81, RD-84, RD-85, RD-86, RD-87, RD-88, RD-89 said license to be in an appropriate form and provide for necessary indemnification and insurance.

MEMORANDUM

OCTOBER 23, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: ROBERT T. KENNEY, DIRECTOR
SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
FINAL DESIGNATION OF REDEVELOPER
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
LICENSE FOR EARLY ENTRY
PARCELS RD-78, RD-81, RD-84, RD-85, RD-86, RD-87, RD-88,
RD-89

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On December 11, 1969, the Authority designated the Emergency Tenants Council (now I. B. A.) as Redeveloper of the Parcel 19 area. After successfully completing several projects, I. B. A., through Borinquen Associates, has packaged nine Authority-owned buildings for a rehabilitation program, "Casas Borinquen".

Borinquen Associates has submitted a 121A application for the rehabilitation of nine (9) buildings in the South End Urban Renewal Area. The buildings are located at 628-630 Tremont Street, 638 Tremont Street, 328 Shawmut Avenue, 330 Shawmut Avenue, 334 Shawmut Avenue, 401 Shawmut Avenue, 75 West Brookline Street, 79 West Brookline Street, and 10 Upton Street.

The Project will involve the rehabilitation of 36 units of low-moderate income housing as well as commercial space on the ground level of 628-630 Tremont Street. The unit count will be 18 one bedroom units, six two bedroom units, seven three bedroom units, and five four bedroom units. Financing for the project has been approved by M. H. F. A.

The Final Working Drawings and Specifications have been reviewed by the Urban Design Department of the Authority and have been approved.

Due to the danger of vandalism, it is also appropriate that the Redeveloper obtain authorization for earlier entry so that the buildings can be secured. The Authority will, of course, be properly indemnified.

It is therefore recommended that the Authority finally designate Borinquen Associates as Redeveloper of Disposition Parcels RD-78, RD-81, RD-84, RD-85, RD-86, RD-87, RD-88, RD-89, approve the Final Working Drawings and Specifications, and authorize the Executive Director to extend an appropriate license for early entry.

An appropriate Resolution is attached.

